

170.A

0007

0118.1

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

339,200 / 339,200

USE VALUE:

339,200 / 339,200

ASSESSED:

339,200 / 339,200



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
118		PARK AVE, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: CONNET JANE M		
Owner 2:		
Owner 3:		

Street 1: 118 PARK AVENUE UNIT 1	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1: BEYER LESLIE A -
Owner 2: CONNET JANE M -
Street 1: 116-118 PARK AVENUE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1921, having primarily Wood Shingle Exterior and 1041 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z B3 VILLAGE B 100 water
o
n
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

ACTIVITY INFORMATION
Date Result By Name
10/10/2018 Measured DGM D Mann
5/18/2005 External Ins BR B Rossignol

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

102 Condo 0 Sq. Ft. Site 0 0. 0.00 7650
G6 1.

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

Total AC/Ha: 0.00000
Total SF/SM: 0

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	335,900	3,300		339,200		261269
							GIS Ref
							GIS Ref
							Insp Date
							10/10/18

Total Card	0.000	335,900	3,300		339,200	Entered Lot Size
Total Parcel	0.000	335,900	3,300		339,200	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	325.84	/Parcel: 325.84	Land Unit Type:

Parcel ID: 170.A-0007-0118.1 !15038!

PRINT Date Time 12/30/21 20:03:40

LAST REV Date Time 10/10/18 14:21:57

danam

15038

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION	TAX DISTRICT	PAT ACCT.
Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes		

BEYER LESLIE A 84-156 8/20/2004 Family 10 No No

BUILDING PERMITS

ACTIVITY INFORMATION
Date Result By Name
10/10/2018 Measured DGM D Mann
5/18/2005 External Ins BR B Rossignol

LAND SECTION (First 7 lines only)

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
102 Condo 0 Sq. Ft. Site 0 0. 0.00 7650 G6 1.

Total AC/Ha: 0.00000
Total SF/SM: 0

Parcel LUC: 102 Condo Prime NB Desc CONDO Total: Spl Credit Total:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	99 - Condo Conv			Full Bath	1	Rating:	Average												
Sty Ht:	1 - 1 Story			A Bath:		Rating:													
(Liv) Units:	1	Total: 1			3/4 Bath:		Rating:												
Foundation:	2 - Conc. Block			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:		Rating:													
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:													
Sec Wall:				OthrFix:		Rating:													
Roof Struct:	2 - Hip			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average												
Color:	BROWN			A Kits:		Rating:													
View / Desir:				Fpl:	1	Rating:	Average												
GENERAL INFORMATION				WSFlue:		Rating:													
Grade:	C - Average			CONDO INFORMATION															
Year Blt:	1921	Eff Yr Blt:			Location:														
Alt LUC:				Total Units:															
Jurisdict:	G6	Fact: .			Floor:	1	- 1st Floor												
Const Mod:				% Own:	48.00000000														
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION															
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%												
Prim Int Wal	2	- Plaster		Functional:			%												
Sec Int Wall:				Economic:			%												
Partition:	T	- Typical		Special:			%												
Prim Floors:	3	- Hardwood		Override:			%												
Sec Floors:				Total:		31	%												
Bsmnt Flr:	12	- Concrete		CALC SUMMARY															
Subfloor:				Basic \$ / SQ:	305.00	COMPARABLE SALES													
Bsmnt Gar:				Size Adj.:	1.35000002	Rate	Parcel ID	Typ	Date	Sale Price									
Electric:	3	- Typical		Const Adj.:	0.98980200														
Insulation:	2	- Typical		Adj \$ / SQ:	407.551														
Int vs Ext:	S			Other Features:	62500														
Heat Fuel:	1	- Oil		Grade Factor:	1.00														
Heat Type:	5	- Steam		NBHD Inf:	1.00000000														
# Heat Sys:	1			NBHD Mod:															
% Heated:	100	% AC:		LUC Factor:	1.00														
Solar HW:	NO	Central Vac:		Adj Total:	486761	WtAv\$/SQ:	AvRate:	Ind.Val											
% Com Wal	% Sprinkled			Depreciation:	150896	Juris. Factor:	1.00	Before Depr:	407.55										
				Depreciated Total:	335865	Special Features:	0	Val/Su Net:	322.67										
						Final Total:	335900	Val/Su SzAd	322.67										
MOBILE HOME				Make:		Model:		Serial #		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 170.A-0007-0118.1															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
3	Garage	D	Y	1	10X20	A	AV	1921	27.50	T	40	102				3,300			3,300
More: N	Total Yard Items:	3,300			Total Special Features:												Total:		